

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

October 19, 2021

Jeffrey T. Wooten, PE
Wooten Engineering
PO BOX 15814
Rio Rancho, NM 87174

**Re: Dutch Bros Coffee
Project Address ???
Traffic Circulation Layout
Engineer's Stamp 10-07-2021 (B10-D003I)**

Dear Mr. Wooten,

Based upon the information provided in your submittal received 10-18-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Pavement Limits will need to be provided for the following:

- Universe entrance Work Order versus TCL project. Limits will need to be provided.
- Drive Aisle limits west of turn off to Dutch Bros toward interior lots.

2. Keyed Note 23, provide on the following locations:

- Drive aisle entrance to Lot H-10.
- Drive aisle segment beyond Dutch Bros turn off toward interior lots.

3. **Keyed Note 2:** You shown arrow pointing at northern property line. Is there something missing? Please clear up this concern.

4. **Keyed Note 5:** Please reference COA details for Pavement design or explain why you are referencing NMDOT.

5. **Keyed Note 6:** You shown arrow pointing to entrance drive into Dutch Bros but not detail is shown. Clear up arrow

6. **Keyed Note 8:** This note has referenced sheet C-400! Do you mean sheet C-101? Please clarify.

7. **Keyed Note 16:** Please provide details on sheet C-101 instead of referencing **ARCHITECTURAL PLANS.**

8. Proposed Drive Through:

- A queuing analysis will need to be provided.
- Provide the queue length per DPM requirements. Show drive thru order window and pickup window (label).

9. **Keyed Note 22:** Provide note onto Universe southern entrance segment as shown on site plan but not labeled.

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10. **Fire 1 Plan:** An approved plan, **with stamp and signature**, will need to be provided. I spoke with Inspector Louis on the 4th floor and he needs you to provide the TCL pavement limits(only). TCL plans will need to stand alone until all roadway infrastructure is in place.
11. **The proposed ADA ramp off ADA parking access aisle width will need to be provided.**
12. **The prior comment was only half addressed:**All one-way drives shall have "One Way" and "Do Not Enter" signage. Please show detail of posted signs.
13. **Shared Site access:** Provide copy of Plat demonstrating verbiage and exhibit for Blanket Easements.
14. Please provide a letter of response for all comments given.
15. **Traffic Studies:** Provide the APPROVED Traffic Impact Study (TIS).
16. Resubmittal fee receipt will need to be provided. **An invoice has been sent.**

If you have any questions, please contact me at (505) 924-3630.

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Sincerely,

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Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File